

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :
: :
WESLEY THEOLOGICAL SEMINARY : Case No. 05-40
: :
-----:

Thursday,
February 23rd, 2005

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case No. 05-40 by the District of Columbia Zoning Commission convened at 6:50 a.m. in the Office of Zoning Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice-Chairperson
GREGORY JEFFRIES	Commissioner
JOHN PARSONS	Commissioner (NPS)
MICHAEL G. TURNBULL	Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN	Acting Secretary
BEVERLEY BAILEY	Sr. Zoning Specialist
JOHN NYARKU	Zoning Specialist

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OFFICE OF PLANNING STAFF PRESENT:

STEVE COCHRAN
JENNIFER STEINGASSER

The transcript constitutes the minutes from the
Public Hearing held on February 23rd, 2006.

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P-R-O-C-E-E-D-I-N-G-S

6:52 p.m.

CHAIRPERSON MITTEN: And I will not call to order our Public Hearing for this evening. And the Public Hearing is in Case No. 05-40. And I'll just say again, for the record, that today is Thursday, February 23, 2006, and this is a Public Hearing of the Zoning Commission of the District of Columbia.

My name is Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioners Mike Turnbull, Greg Jeffries, and John Parsons will be in his seat in just a moment.

The subject, as I said, the subject of this evening's hearing is Case No. 05-40; which is a request by Wesley Theological Seminary of the United Methodist Church for special exception relief pursuant to Sections 210 and 3104 of the Zoning Regulations 11DCMR, for approval of its campus plan for 2006 through 2015.

The subject property is located at 4500 Massachusetts Avenue, N.W., and is known as part of Lot 811 in Square 1600.

Notice of today's hearing was published in the *D.C. Register* on December 30, 2005, and copies of

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1 that hearing announcement are available to you on the
2 table by the door.

3 This hearing will be conducted in
4 accordance with the provisions of 11DCMR, Section
5 3117, and the order of procedure will be as follows.
6 We'll take up any preliminary matters; followed by the
7 presentation of the Applicant's case; the report by
8 the Office of Planning; the report of any other
9 government agencies; the report of the affected
10 Advisory Neighborhood Commission (in this case it's
11 3D); organizations and persons in support; and
12 organizations and persons in opposition.

13 The following time constraints will be
14 maintained in this hearing. The Applicant will have
15 60 minutes to make their presentation, if you feel
16 that you need it all. Organizations will have five
17 minutes. And individuals will have three minutes.

18 The Commission intends to adhere to the
19 time limits as strictly as possible in order to hear
20 the case in a reasonable period of time. The
21 Commission reserves the right to change the time
22 limits for presentations, if necessary, and notes that
23 no time shall be ceded.

24 All persons appearing before the
25 Commission are to fill out two witness cards. And

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1 those cards look like this. And they're also on the
2 table by the door. Upon coming forward to speak to
3 the Commission, please give both cards to the court
4 reporter who's sitting to our right.

5 Please be advised that this proceeding is
6 being recorded by the court reporter, and I believe
7 we're on the webcast -- the live webcast again. So we
8 ask that you refrain from making any disruptive noises
9 in the hearing room during the hearing.

10 And, when presenting information to the
11 Commission, please come forward as these gentlemen
12 have done and sit at the table. And then, when it's
13 your turn, please turn on and speak into the
14 microphone, first stating your name.

15 When you're finished speaking, please turn
16 the microphone off because they tend to pick up
17 background noise.

18 The decision of the Commission in this
19 case must be based exclusively on the public record.
20 To avoid any appearance to the contrary, the
21 Commission requests that persons present not engage
22 the members of the Commission in conversation during
23 a recess or at any other time.

24 Ms. Schellin will be available throughout
25 the hearing to answer any questions that you might

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1 have.

2 I'd ask you to turn off all beepers and
3 cell phones at this time, so as not to disrupt the
4 hearing. And, at this time we'll take up any
5 preliminary matters. Ms. Schellin, anything?

6 MS. SCHELLIN: I just have one. We need
7 the Applicant to file their Affidavit of Maintenance.
8 We've received the Affidavit of Posting, but we need
9 the Affidavit of Maintenance.

10 CHAIRPERSON MITTEN: Do you have that for
11 us tonight?

12 MR. BROWN: I do not. I don't believe any
13 maintenance was required. But I guess there's an
14 affidavit to state that.

15 MS. SCHELLIN: Yes. We still need to have
16 it. You just have to simply state that the signs were
17 intact, and the dates -- days that it was checked.

18 MR. BROWN: And I will -- I will provide
19 that with the Commission's --

20 CHAIRPERSON MITTEN: And did you have any
21 preliminary matters before we begin?

22 MR. BROWN: No, I do not.

23 CHAIRPERSON MITTEN: Okay. Then I'd ask
24 if there's anyone -- do you have a preliminary matter?

25 MR. FLORANCE: Excuse me. Preliminary

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1 matter. We are learning to use the new technology.

2 MS. SCHELLIN: We'll get that on -- I'll
3 go ahead and if we can swear in witnesses, I'll get
4 that.

5 CHAIRPERSON MITTEN: Yes. Go ahead.

6 MR. FLORANCE: We will have a PowerPoint
7 show in a little bit.

8 CHAIRPERSON MITTEN: Okay. Great. Let's
9 do the swearing in. So anyone who's planning on
10 testifying this evening, would you rise now and raise
11 your right hand and direct your attention to Ms.
12 Schellin.

13 (Whereupon, the witnesses were sworn in by
14 Ms. Schellin.)

15 CHAIRPERSON MITTEN: So, did you need a
16 few minutes to get your PowerPoint fired up?

17 MR. FLORANCE: Well we have it here and we
18 need that --

19 CHAIRPERSON MITTEN: Oh, she's going --
20 okay.

21 MR. FLORANCE: And then, if we could lower
22 the lights when we do this. It'll be about five or
23 ten minutes before we begin this.

24 CHAIRPERSON MITTEN: Okay. Mr. Brown, did
25 you want to start?

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1 MR. BROWN: Yes. If we could proceed and
2 I think --

3 CHAIRPERSON MITTEN: We'll let the
4 technology catch up.

5 MR. BROWN: -- catch up with us. Yes.
6 Absolutely.

7 CHAIRPERSON MITTEN: Okay. And if it
8 doesn't, we'll take a little break.

9 MR. BROWN: All right. Good evening, Ms.
10 Mitten and members of the Commission. I'm Patrick
11 Brown from Greenstein, DeLorme, and Luchs, P.C. I am
12 proud to be here tonight representing Wesley Seminary.

13 I would like to introduce a number of
14 people from the Seminary and our witnesses with the
15 understanding that not everybody I'm introducing is
16 going to testify, but they're important participants
17 in the Seminary's process.

18 Most important, Dr. David McAllister
19 Wilson, the President of the Seminary is seated to my
20 left. The Chairman of the Board of Governors, the
21 Honorable Edward Kelley, retired from the Federal
22 Reserve Board is with us. The Reverend Brenda Girton-
23 Mitchell is from the National Council of Churches and
24 also on the Board of Governors and a Wesley grad. The
25 Reverend Robert Parsons is a retired pastor, adjunct

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1 faculty member, member of the Board of Governors.
2 Unfortunately tonight, John Dalton, another Board of
3 Governors member, former Secretary of the Navy, was
4 not able to join us. And also, Carol Thompson-Cole,
5 a member of the Board of Governors, who's I think a
6 well recognized name among city residents and this
7 group was not able to be with us.

8 Additionally Colden Florance, to my right,
9 is here on behalf of the Smith Group, as the Project
10 Architect and Planner. And then Mr. Lou Slade, all
11 the way down to the end, from Grove Slade and
12 Associates is here as the traffic expert.

13 With respect to Mr. Florance and Mr.
14 Slade, both are regular attendees, before both the
15 Commission and the BZA. And I would ask that they be
16 accepted as expert witnesses in their fields.

17 CHAIRPERSON MITTEN: Is there any
18 objection to accepting these fellows as experts?
19 Okay.

20 MR. BROWN: Thank you.

21 CHAIRPERSON MITTEN: Yes.

22 MR. BROWN: If I could, just very briefly
23 and I think we would be more than happy to tailor our
24 presentation to the Commission's need. There's a
25 great deal of information here; some more that was

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1 provided today, which I hope you all have.

2 But the -- this is a case that's gone very
3 well and there's a lot of understanding and agreement,
4 so that perhaps it isn't necessary to go through every
5 point. And we'd be happy to -- to tailor and
6 streamline our presentation.

7 CHAIRPERSON MITTEN: I think what would be
8 most helpful is if you particularly emphasize the new
9 material that we got today because we really haven't
10 had the chance to take a look at it. We have it. We
11 just haven't looked at it.

12 MR. BROWN: Very well. I would just say
13 -- and this is somewhat unusual for members of the
14 Commission, this is the first campus plan the Seminary
15 has ever had. Their facilities were build almost
16 simultaneously in 1958; long before the requirement
17 existed for a campus plan. And nothing's occurred
18 since that time until now, to occasion a campus plan.

19 Which also leads to one of the fundamental
20 needs of the plan is to catch up from 1958 to -- to
21 the current time; both in technology and facilities to
22 serve their students.

23 This is a unique institution. At a
24 meeting somebody said this is not American University.
25 And it isn't for a variety of reasons that are

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1 important. It's a graduate only program. It is a
2 seminary, which is unique. The scope and nature of
3 the studies that go on at this school are small in
4 number and limited in scope. The students are
5 different; more diverse, older, better behaved, if I
6 could say that. And it's -- it's a good low impact
7 neighbor that a lot of people don't even know is
8 there.

9 Also, I think one of the reasons why the
10 audience isn't filled tonight is how the seminary
11 approached this, starting with the neighbors back in
12 June, long before an application was prepared or
13 filed; and worked through a lot of the issues long
14 before it came before this Commission.

15 I would like to point out two -- two parts
16 that are perhaps unique. First, there's a slight
17 exclusion from the current boundaries of the seminary
18 along University Avenue for three single family lots
19 that would be excluded going forward under this plan.

20 And then, with respect to one of those
21 lots which currently houses or is the location for the
22 existing President's house, that that be permitted on
23 an interim basis to continue use until it's demolished
24 during the -- the plan period.

25 And I think that kind of lays out the four

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1 corners of where we are tonight. With that, I'd like
2 to ask McAllister Wilson -- Reverend McAllister Wilson
3 -- Doctor Reverend McAllister Wilson to make some
4 remarks.

5 DR. McALLISTER-WILSON: Good evening. Now
6 that Pat has convinced you that we're a quiet and a
7 sedate neighbors in Spring Valley, I want to give you
8 a little more sense of Wesley Seminary and the
9 excitement we have about this proposed campus plan.

10 Wesley moved to Washington in 1958 to
11 buildings that were designed to hold about three times
12 the number of students who were then enrolled in the
13 Seminary. It was a great act of vision to bring the
14 Seminary from Western Maryland College to Washington.

15 The reason for that was to embed a
16 seminary in the nation's capitol. And over the
17 following decades, Wesley lived out that promise and
18 filled out its campus. So that now we are in
19 buildings that are old and full. And with some
20 infrastructure that needs some serious work.

21 So that began a process of -- of planning,
22 first with the facilities needs assessment, and then
23 we set that aside to do a larger strategic vision,
24 because we did not want the next ten years to be just
25 about buildings.

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1 And, out of that strategic vision, we came
2 up with vision for what a physical campus for a
3 seminary should look like in the 21st century. The
4 emphasis is on creating contemplative space; space
5 where students can come from a variety of backgrounds,
6 a variety of life experiences; some of them living on
7 campus, some commuting in with carry on luggage. Yet,
8 create a space where all of those students could find
9 a place to be formed for ministry.

10 The Wesley campus was designed as a kind
11 of an academic Hill Town. People come on to our
12 campus that have driven by Massachusetts Avenue for
13 many years and have no idea what's up there. And they
14 come and they find a beautiful courtyard and a very
15 nice community. It's that feeling that we want to
16 continue and, indeed, accentuate.

17 It's important, I think, both for our
18 neighbors and for you to know that it's integral to
19 our strategic vision that we don't plan to grow. I
20 don't know that many educational institutions say that
21 to you. We think we're at the level we should be.
22 Wesley has seen growth over the last 10 or 15 years.
23 And we're happy with that. But we think, in order to
24 serve the church of the 21st century, our goal is to
25 deepen and enrich the experience of roughly the same

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1 number of students we have today. So our strategic
2 vision is to stay at stable enrollment.

3 It is, however, a dynamic in the diverse
4 community. And so our planning has had to take that
5 into account. And, as we thought about the kind of
6 campus that would deepen the spiritual experience, we
7 focused on some important areas.

8 One is the renovation of our chapel and
9 worship space. The second is our living quarters.
10 The third is our library. Part of our plan is to take
11 what we think is the ugliest feature of our campus,
12 which is an above-ground parking lot and move it
13 underground, and create another interior courtyard on
14 the campus. You'll see that in the design.

15 Part of the plan is to change the nature
16 of our housing. Right now, most of our housing is
17 unairconditioned in a 45 year old building. And we --
18 we may prepare ministers, but they are now demanding
19 a different kind of living arrangement.

20 We're also finding an increase in the mix
21 of our students to where, although Wesley has a great
22 deal of part time students, we're finding more part
23 time students are now becoming full time students. So
24 we're increasing the bed space to accommodate a change
25 that's already occurred; which is an increase in the

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1 number of full time resident students and students who
2 live for the middle of the week on the Wesley campus.

3 That's kind of an overview of what we're
4 trying to accomplish in this campus master plan. We
5 also hope that it's an opportunity for Wesley to
6 become better known in Washington. We already produce
7 a great many pastors and non-profit leaders in this
8 city. But, as an institution, we are a little bit
9 under the shadow of AU. Many people think we are part
10 of AU. It's been important for us to indicate that
11 we're not. Instead, we see this as a time finally to
12 become public and to be known in -- in greater circles
13 in Washington over the next decade, as we live out
14 this campus master plan.

15 Maybe that suffices as an explanation of
16 who Wesley is and what we're about. And I'll be happy
17 to answer questions later. Now the professionals in
18 the area of architecture and traffic will make their
19 presentations.

20 MR. FLORANCE: It remains to be seen how
21 expert we are in the technology. But I think it'll
22 work. This is simply a chart which shows the stable
23 enrollment over the last several years. And I don't
24 think that we need to focus on that.

25 MR. BROWN: A copy of that was included in

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1 today's letter.

2 MR. FLORANCE: Okay. Let's see what
3 happens next. Press the which button? Oh, I've got
4 it. That's the right one? I'm sorry about this. I
5 know we want to make this an abbreviated hearing. All
6 right. We're ready to go.

7 David used the term academic Hill Town.
8 When I first arrived and started working with the
9 Seminary, I was struck by that fact. It's more than
10 that though. It's clearly a community amenity, as you
11 can see from this photograph. That there are kids in
12 the neighborhood who are sledding there.

13 The other thing about this, which is
14 unique for me, is that this is not about growth. This
15 is not about pressing the neighborhood. It's not
16 about some of those things. It's really about quality
17 and bringing this institution to the kinds of quality
18 and so forth, spiritual formation which shows up in
19 their very impressive Ministry 2044.

20 You can get a sense of what the ambience
21 is in and around the Hill Top and it is really
22 wonderful to work with. The location is clear;
23 University Boulevard and Massachusetts Avenue,
24 American University. The zoning is R-5A and -- and
25 enables an FAR of .9. We're dealing with something

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1 like .59. It also is for residential single family
2 low density and moderate height. So we are having no
3 problem living within those constraints.

4 The boundary, you can see here,
5 Massachusetts Avenue on the west -- on the north;
6 University Avenue on the west. The balance of the
7 property is then American University. We're looking,
8 in this instance, at 8.76 acres.

9 The land use is very simple; very
10 straightforward; academic, the chapel in this
11 location; residential here, the surface parking lot
12 which exists today, and then what is called the
13 President's house, but that is used for up to six
14 students. It is a residential land use. The grey
15 elements are a maintenance building and a mechanical
16 facilities enclosure.

17 These are the existing conditions we are
18 dealing with. You see Kresge Hall, which is academic.
19 You see the library in this location. This is
20 administrative. And there is the chapel, Carroll Hall
21 and Straughn Hall, the two dormitories. And the
22 heights above the courtyard and the parking are
23 basically two stories; one story here, and they can
24 reach down the slope on the back sides, to as much as
25 four stories.

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1 Now what happened? Tell me that wasn't
2 me. It's the projector? How interesting.

3 CHAIRPERSON MITTEN: Just bear with us and
4 we'll try and figure out what happened on our end.

5 MR. FLORANCE: We do have our own
6 projector, if it comes down to that.

7 CHAIRPERSON MITTEN: Don't you have some
8 Devine intervention to make this thing work?

9 MR. FLORANCE: Devine? There's actually
10 a commercial for the Seminary playing on the webcast.

11 CHAIRPERSON MITTEN: How long would it
12 take you to hook up your own projector?

13 (Whereupon, off the record briefly from
14 7:12 p.m. until 7:13 p.m.)

15 MR. FLORANCE: We will warm ours up while
16 we're waiting. Okay. Should I do F5?

17 COMMISSIONER JEFFRIES: If it happens
18 again, do you guys have directions? What do -- Let
19 them know which button to push.

20 DR. McALLISTER-WILSON: We're upgrading
21 the technology at Wesley as part of this remodel.

22 MR. BROWN: Right. Also, it's clear that
23 IT people have to be tall.

24 COMMISSIONER TURNBULL: The problem is we
25 just upgraded our technology. This is the first run,

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1 I think.

2 CHAIRPERSON MITTEN: Okay. We're back on.

3 MR. FLORANCE: In any event, those are the
4 two dormitories, academic structure, library, and the
5 residential component.

6 The existing building heights, I told you
7 -- I mentioned, are two stories and some, down the
8 hill, as much as as much as almost four stories.

9 The existing building use; this is a
10 redundant slide. We won't go through that again. The
11 open space and pedestrian system is marvelous. It
12 really consists of the hillside, the slope. There is
13 good tree cover. It is very park like. And there is
14 a sidewalk along Massachusetts Avenue. There is a
15 walk up the entrance road. There, of course, are walks
16 within the court; the academic court, and leading to
17 the dormitories.

18 There is no sidewalk along University
19 Avenue; the extent of the property line on either side
20 of the street. And we're not proposing to introduce
21 one.

22 The existing circulation network is a turn
23 off Massachusetts Avenue one way up and down and out.
24 There is service access in this location.

25 The site amenities, as you have seen from

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1 the photographs, are very extensive. There is a
2 Wesley statue; the sledding hill; the bell tower,
3 which is an elegant and -- and sort of iconic feature
4 of the Hill Town; the chapel itself; there is
5 attractive signage in this location; and we have a
6 little children's play area for seminary children.

7 This is looking across the ravine to the
8 AU athletic facilities. And this gives you an example
9 of the character. All of these shots are within the
10 academic courtyard; which we do not plan to change.

11 Planning principles that we've invoked; I
12 won't read them all. But we've talked about the
13 contemporary character of the campus; a unified campus
14 image welcoming public face. We do need to improve
15 the library environment substantially. We want to
16 link academic residential cores; improve site access;
17 and improve parking facilities. We obviously do not
18 like the surface parking lot. And you will see that
19 we intend to put that parking below ground and
20 increase the amount.

21 The property line will change; the
22 boundary, because the institution is in the process of
23 sub-dividing from this corner, three residential lots.
24 And that then will reduce the size of the entire lot
25 from 8.76 acres to 8.1. And this constitutes about

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1 25,000 square feet taken out of the boundary.

2 The -- here's another glitch. The -- the
3 residential -- the President's house, however, we
4 intend to keep for a temporary period of time to be
5 later demolished when it is no longer needed. And we
6 are asking that that be an interim use for the
7 university -- for the Seminary, but outside of the
8 campus boundary. And that is in this location.

9 The proposed land use is very similar.
10 The only distinction being is that there will be, in
11 the southwestern courtyard, the library. So academic
12 use will be mixed then with residential use. And the
13 goal here is to develop new dormitory and apartment
14 structures in this location and to introduce a new
15 library in the southwestern corridor -- quadrangle,
16 and to take the old library and turn that into a
17 student center and also faculty offices.

18 Beyond that, we intend to enlarge, expand
19 the chapel in order to make it appropriate for
20 contemporary, current liturgical use and the other
21 kinds of uses, drama, what have you, music, that goes
22 on in the Seminary today.

23 One thing that I'd like to point out is
24 that these are master plan footprints. These are not
25 the subject of concept architectural drawings and

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1 certainly not schematic drawings. And so, as we go
2 forward in the future, we would ask for some degree of
3 flexibility. I don't think anyone would intend to
4 hold us to these footprints literally. But I just
5 simply wanted to state that as a -- a precaution.

6 The -- we have other mechanical problems
7 here, which is the laser pointer is not longer is no
8 longer pointing. But you can see the dormitories in
9 the lower -- in the southwestern quadrant and the new
10 library; the expanded chapel, and so on and so forth.
11 This simply restates the intention that we have for
12 the project.

13 The open space system now will provide
14 sidewalk access up to the Hill Top as it exists today.
15 There will be strengthened axial pedestrian paths
16 between the two new quadrangles; one a residential and
17 library quadrangle, the other -- thank you, thank you
18 -- the other, that's residential and the library; the
19 other being the existing academic quadrangle. And you
20 can see then pedestrian pathways.

21 The open space, I think, speaks for
22 itself, but the big change is that we will have a
23 landscaped internal courtyard above the parking garage
24 in the new scheme.

25 The circulation will be two way at this

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1 point, with ingress and egress both on Massachusetts
2 Avenue and on University. And the major access to the
3 parking garage will be in this way, a loop or a ramp
4 down that goes below grade.

5 Service will remain in the same location.
6 There was discussion in, I think, the Office of
7 Planning report and elsewhere to the effect that these
8 two intersections would be right turn only. We had
9 not intended that and I don't think that functionally
10 that's critical. But, in any event, that is an issue
11 which perhaps Lou can speak to.

12 The proposed site amenities then are
13 simply --

14 COMMISSIONER JEFFRIES: Excuse me. Can
15 you go back to that slide again? Can you point out
16 those -- those intersections again where a right turn
17 --

18 MR. FLORANCE: This is -- this exists.
19 This is Massachusetts Avenue. The circle is here.
20 This is the existing entry point to the Seminary. And
21 it, today, is one way in that direction. We propose
22 to change that to two ways; primarily because we want
23 to unload --

24 COMMISSIONER JEFFRIES: Right.

25 MR. FLORANCE: -- underground parking in

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1 this direction.

2 COMMISSIONER JEFFRIES: Right.

3 MR. FLORANCE: So that's the idea there.
4 Open space proposed site amenities simply build on
5 what's there today; the slope, the statue, the
6 sledding hill, the children's area. There are very
7 important mature trees which will remain and we do not
8 intend to do anything negative about those; needless
9 to say.

10 We will be relocating the access road so
11 that it aligns with Sedgewick here and becomes a -- a
12 bit more -- what should I say, rationalized. It also
13 will allow for a President's -- a new President's
14 house in this location, where the Seminary meets the
15 community, with the President acting as a -- a
16 neighbor and an interface.

17 And, to sum up the numbers, the FAR will
18 be approximately .59. We will have 200 parking spaces
19 that are striped; 130 of those in the garage, 70
20 onsite. We can exceed that capacity for special
21 events by parking on roadways and things of that
22 nature. We're not sure what that number is. Our lot
23 occupancy is about 20 percent. Our heights, which are
24 really not fully determined at this point, absent
25 architectural analysis and design, will not exceed

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1 four stories or 60 feet above the courtyard level.

2 We then have detailed square footage
3 analyses, parking and so forth, which has been
4 submitted to you. And I -- we can go through this if
5 it's of interest to you. We also have a calculation
6 in this chart which shows what the parking requirement
7 would be if we simply followed the zoning regulations
8 for a college or a university. That number would be
9 about 183. And what we're proposing is 200.

10 And so, that effectively is the end of the
11 show.

12 CHAIRPERSON MITTEN: Thank you.

13 MR. FLORANCE: You're welcome.

14 MR. SLADE: Good evening Madam Chair,
15 Commissioners. My name is Louis Slade. I'm the
16 transportation consultant on this team.

17 Mr. Florance did a very wonderful job of
18 describing the transportation circulation. I'll cover
19 some of that a little -- in a little bit more detail.
20 I think that Office of Planning report did an
21 excellent job of summarizing our work. So I'll just
22 walk through the traffic circulation and the traffic
23 conditions as they are today and as they will be in
24 the future with this two way street change.

25 I'll talk about the parking and talk about

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1 the transportation and the parking demand management
2 that -- that Wesley has already instituted, and so
3 you'll understand how the parking works today and how
4 it will work much better in the future.

5 Today we have this one way spine road that
6 passes through the campus; gives you access to all the
7 surface parking. And there are 115 striped spaces in
8 the lot. But, on a regular basis, what we call the
9 informal parking is utilized by students because 115
10 is -- falls way short of the -- the actual demand. We
11 count about 174/175 when the place is full, but we
12 know that even on real peak times, the students
13 squeeze even more cars in than that.

14 But, to stay with the roadway for a
15 second, the -- the roadway brings traffic in from
16 Massachusetts Avenue. Cars can turn right or left
17 from Massachusetts, into that entrance. There's no
18 restrictions on turns today, coming in. And then,
19 after they're parked and spend their time on the
20 campus and they leave, they go out onto University.
21 The vast majority of the traffic leaving on University
22 turns right to go back to Massachusetts Avenue.

23 The University Avenue, Mass Avenue
24 intersection is signalized, although it's kind of an
25 odd traffic circle, if you've ever been there. It's

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1 -- it's not like a D.C. traffic circle. It -- it's
2 sort of twisted a little bit. But it works. And
3 there -- there's no reason to change it.

4 So our traffic exits at that location
5 today. 100 percent of our traffic exists onto
6 University today. Some of it turns left into the
7 neighborhood or goes straight into the neighborhood.
8 And most of it turns right to go back out to Mass
9 Avenue to return to homes or jobs or wherever people
10 are -- have come from.

11 We -- we were initially asked, as the
12 Smith Group was working on the parking, can we change
13 the roadways to two way? Will that benefit or cause
14 problems for traffic? And we discovered very quickly
15 from the beginning of the project, before we had the
16 parking even designed, that it -- that there were
17 benefits to making it two way.

18 The reasons to make it two way were
19 primarily to -- to be able to use -- to gain
20 flexibility for the motorists from a traffic
21 standpoint. So they could go out either way. Because
22 most of them do want to go right back out onto
23 Massachusetts Avenue.

24 We had -- by the time we were done
25 designing the garage, it will be most convenient for

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1 people using the garage to come in Mass -- from Mass
2 Avenue directly and not use University, and go right
3 back out that way.

4 So the net result is less traffic on
5 University, even though you can continue to use
6 University to exit, as well as to enter. But there
7 will be less traffic using it because it will simply
8 be more direct and more convenient for that 95 percent
9 of the traffic that wants to come and go to
10 Massachusetts Avenue.

11 The traffic volumes are very low. We have
12 approximately 175 parking spaces today. We'll have
13 200 in the future. During the morning and evening
14 peak commuter periods, the total traffic inbound and
15 outbound generated by Wesley is -- is less than a
16 percent or two of the traffic on Mass Avenue. It's
17 barely noticeable. It's -- it's -- in the morning,
18 the total is 91 cars during an entire hour; a car and
19 a half every minute. And in the evening, it's 131
20 cars, or two cars every minute. It's a very small
21 traffic generator.

22 And during the middle of the day, there's
23 not a lot of turnover in traffic either. The spaces
24 fill up in the morning and stay pretty filled. Some
25 people leave because they only have classes in the

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1 morning. Some people come in because they have
2 classes in the evening. But that turnover is very
3 low.

4 So the -- the -- our conclusion of the
5 traffic portion alone is that by making the spine road
6 two way, the traffic will actually have less impact on
7 the community street and -- and will still continue to
8 have essentially very limited impact on Massachusetts
9 Avenue.

10 We -- we did talk and look at restricting
11 turns at the Massachusetts Avenue driveway for safety
12 reasons. And we looked at how the traffic signals
13 existing at University and Massachusetts Avenue and at
14 the traffic circle at Massachusetts and Nebraska,
15 change the pattern of traffic or -- or meter the
16 pattern of traffic flowing on Mass Avenue. And there
17 are long breaks created by those traffic signals when
18 Wesley traffic could come out of its driveway safely.

19 So, at the present time, unless there were
20 changes in how the signals are operated, that entrance
21 will work fine. If we were restricted in any way to
22 right turns out, which would probably be the safest --
23 the first move you would make if you were concerned
24 about safety, our traffic would simply go to the
25 traffic -- to the -- to the large traffic circle in

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1 front of the American University and use that to
2 reverse to go back out of town on Massachusetts
3 Avenue.

4 So we're very flexible on that. But we
5 don't think at this time there's any reason to -- to
6 restrict turning movements into and out of the
7 driveways.

8 I mentioned the parking numbers; 115
9 striped spaces today, but the campus fills up with
10 cars. We tried to estimate current parking demand.
11 If you remember the first chart that Coke had up there
12 with the enrollment figures, we're -- we're at the
13 highest year in recent history. And enrollment goes
14 up and down. So we were measuring parking demand
15 during a year that was probably a peak year for -- for
16 Wesley, the Seminary. And we've coordinated with
17 Administration to make sure we were there on days when
18 there was high levels of population there because of
19 class scheduled.

20 We found, and you may remember this chart
21 in the book. There -- there's three categories of
22 parkers. There are persons who live on the campus in
23 the dormitories; some of whom have cars. In -- in
24 last year, in 2005, there was about 50 of the parking
25 spaces were occupied by their cars. Those cars tend

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1 to stay there; they're stored there except when those
2 people who are living there go off of the campus for
3 whatever personal reason they might have -- have.

4 Then, the blue is faculty and staff. They
5 start arriving early in the morning and leave near the
6 end of the day, with some faculty staying for evening
7 classes.

8 And then there is sort of two patterns of
9 student occupancy of the campus; the daytime students
10 who are taking daytime classes, and a group of
11 students who -- some of whom come in the evening for
12 evening classes. And there's some overlap in the late
13 afternoon. And that's when we hit our peak parking
14 demand.

15 And, according to our calculations, which
16 are pretty rough and rugged because it's hard to be
17 precise about parking, we estimated that it did go
18 over 200 cars during a brief period of time in late
19 afternoon when the evening students were beginning to
20 arrive and the afternoon students hadn't left yet.

21 We said well, there's one thing that could
22 be done if you did nothing else; you could adjust
23 class schedules a little bit and probably change that
24 overlap so it didn't happen. And some of that has
25 already been done, just as an experiment in one of the

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1 semesters since we began doing this.

2 So our conclusion was that 200 parking
3 spaces was the right number. It might be exceeded, if
4 nothing was -- was -- was changed. But there are some
5 changes that are already happening. One is there will
6 be more beds in the dorms on campus. More people will
7 live on campus. Yes, they'll have cars, but the
8 people -- but the percentage who have cars is much
9 lower amongst those who live on campus than of those
10 who live off campus because they have -- most of them
11 drive to the campus.

12 So that's going to bring the number of
13 cars down a little bit and certainly will reduce the
14 traffic. Because those students who are living on
15 campus won't be commuting back and forth.

16 A change in class schedules will reduce
17 the very peak parking demand a little bit. We're very
18 comfortable that 200 spaces will be adequate for the
19 -- the Seminary. But things change year to year.
20 There could be students who live on campus, more of
21 whom want their cars next year. Or there could be
22 less.

23 So we began -- and this is the third part
24 of my discussion with you tonight, to talk about
25 demand management, if it were necessary. If the 200

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1 spaces were to fall short, we could either increase
2 capacity or reduce demand. And it's always cheaper
3 and more -- more convenient for administration
4 purposes to reduce demand.

5 So -- so we put together a list of ideal
6 and tested them through a survey of students, faculty,
7 and staff and so forth. And the Office of Planning
8 has asked us to commit to a demand management program
9 for the parking. And we think we have. It's just a
10 matter -- perhaps a matter of semantics.

11 We -- my firm approaches this sort of like
12 you approach a business issue. The objective is to
13 reduce parking demand. You identify two or three or
14 four or five ways that appear that they would have
15 that result and you grab the low hanging fruit and do
16 the two things that are easy to do and inexpensive.
17 And then you measure the results and you see if it
18 worked.

19 And if it didn't work well enough, then
20 you go to the next best thing on your list and you try
21 that. And you continue to measure. And it's easy to
22 measure because you'll know if there's not enough
23 parking places your -- your students, faculty, and
24 staff will complain. And some may park on the
25 neighborhood street.

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1 The fall back is, as we do today, we have
2 115 marked spaces, but we park 175 cars. We'll have
3 200 marked spaces. We can park more than 200 cars.
4 We haven't even laid out what that might be.

5 But -- but, at times during the year,
6 there may be a reason for all the students to be here
7 at the same time for some event. And cars will be
8 parked along the roads, as Coke said and, you know, it
9 gets very informal at certain times. I've seen cars
10 parked all over the place today. So there is always
11 the opportunity, when necessary, to expand the
12 capacity a little bit.

13 So, in conclusion, I -- I think we're
14 certainly on the same page with the community. The
15 traffic -- the amount of traffic that's generated
16 should not be an issue. Even if, as a result of
17 enrollment peaking a little bit higher and we had ten
18 percent more enrollment, the amount of cars would be
19 virtually unnoticeable; the additional traffic.

20 There is an area that -- that Wesley can
21 continue to take steps that they've already started.
22 And that is to make sure that the parking that's
23 provided is adequate so there's no spill over into the
24 neighborhood.

25 If there is any spill over into the

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1 neighborhood today, it -- it appears to be minor and
2 the complaints are minor. And by adding as many
3 spaces as we're adding, they -- they should go away
4 completely.

5 So, thank you.

6 CHAIRPERSON MITTEN: Thank you. Anything
7 else?

8 MR. BROWN: I think that's it. I would,
9 and unfortunately the screen version of the building
10 by building analysis was somewhat small. But you have
11 that in today's letter. For -- for everybody's
12 benefit, there may be some questions related to that.
13 We've tried to -- to go through and show what's in,
14 what's out, what's being added to, and then give you
15 a bottom line figure, both in square feet and in -- in
16 FAR.

17 And the -- you can attach the -- the
18 various increases to the specific uses and the
19 buildings. And then also, on the next page, we gave
20 a -- we did two things at once; a parking and
21 occupancy analysis of the -- the various buildings and
22 reaching the bottom line on -- on the three categories
23 -- the number of seats and -- and auditorium seats;
24 total employees, faculty, staff, administrators, and
25 then the parking requirement, based on the

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1 regulations. We've applied them strictly.

2 So I -- I think, with that, if there are
3 any specific questions, I'll be answer it.

4 CHAIRPERSON MITTEN: Okay. Let's see.
5 Questions from the Commission? Mr. Parsons.

6 COMMISSIONER PARSONS: I'm wondering how
7 temporary the President's house is. I should turn to
8 you, Mr. President. Temporary has a strange
9 connotation in this town. There are a number of
10 buildings that have been build here by the military
11 that remain for 50 years as temporary. I'm sure
12 that's not your intent. But have you got any plan?
13 The next five years or --

14 DR. McALLISTER-WILSON: The -- part of the
15 reason for the temporary is that we -- we don't need
16 -- we -- we could sure use the building for the next
17 five years as we go through the first phase of
18 construction. And we are not -- although we are
19 subdividing that property, we're not intending to sell
20 it right away. So it's not -- it's not an immediate
21 concern for us.

22 But the -- the home is old. And our
23 decision was not to renovate that house, but to build
24 a new house at a new site.

25 COMMISSIONER PARSONS: Yes.

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1 DR. McALLISTER-WILSON: So, the meaning of
2 temporary for us really has to do with the timing of
3 construction of the new house and of the -- really, of
4 the construction of the rest of the property.

5 I also -- I went to a high school in --
6 graduated in '73 in temporary buildings that are still
7 standing. That is not --

8 COMMISSIONER PARSONS: Right.

9 DR. McALLISTER-WILSON: -- the -- what
10 we're intending here.

11 COMMISSIONER PARSONS: Well, I -- I just
12 presumed that somehow the President's house would be
13 a lower priority than dormitories with air
14 conditioning. But maybe not.

15 DR. McALLISTER-WILSON: No. The
16 dormitories are a high priority.

17 COMMISSIONER PARSONS: Yes.

18 DR. McALLISTER-WILSON: And the air
19 conditioning is a high priority.

20 COMMISSIONER PARSONS: Right.

21 DR. McALLISTER-WILSON: But the -- I'm
22 currently not living in that house. I live in another
23 house in Spring Valley. And I'm -- I'm eager to
24 complete the whole development, including the
25 subdivision; the sale of that property; and the

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1 building of the President's home on the campus.

2 COMMISSIONER PARSONS: Right.

3 DR. McALLISTER-WILSON: So we're -- that's
4 the -- the temporary nature is really just a logistics
5 situation.

6 COMMISSIONER PARSONS: So do you really
7 anticipate this campus plan would be completed in ten
8 years? I shouldn't use that figure, but I -- normally
9 our campus plans --

10 DR. McALLISTER-WILSON: If you could just
11 imagine, everything is dependent upon the fund
12 raising.

13 COMMISSIONER PARSONS: Sure.

14 DR. McALLISTER-WILSON: I -- it would be
15 my hope we completed it in ten years. Our current --
16 our current view is that we do it in five years in a
17 rolling construction.

18 COMMISSIONER PARSONS: Yes.

19 DR. McALLISTER-WILSON: I think that's
20 probably optimistic. But our board is very anxious
21 for us to get moving on this.

22 COMMISSIONER PARSONS: Okay. Now, the --
23 the expansion of the chapel, is -- is the idea simply
24 to keep the same architecture and make an expansion?
25 This is really beyond our jurisdiction. But -- or is

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1 it to demolish it and to create a signature piece of
2 architecture --

3 DR. McALLISTER-WILSON: No. No. No.
4 It's not to demolish it.

5 COMMISSIONER PARSONS: -- that will
6 introduce you to the community or make you -- make a
7 statement to -- to Washington, D.C.?

8 DR. McALLISTER-WILSON: No. We are -- we
9 are hoping to make a statement to our -- our students
10 and to our constituency, but not to demolish the
11 building. It's a very -- inside the space is a very
12 bold statement. It also is very hard to do anything
13 different in it. It's a tall thin space as you look
14 forward towards the pulpit, and that's very rigid.

15 Our whole desire is to create a more
16 modern and more flexible worship space. Our -- all of
17 our instinct -- the Seminary is the most conservative
18 institution in the world. And all of our instinct is
19 to try to stay within the -- the beautiful
20 architecture that's there now, in all of the
21 buildings, but especially the -- the chapel.

22 COMMISSIONER PARSONS: Okay.

23 DR. McALLISTER-WILSON: So we are not
24 intending to demolish it.

25 COMMISSIONER PARSONS: Okay. It appears

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1 in this sketch, if you will, the plan that there are
2 two wings being put on either side.

3 DR. McALLISTER-WILSON: We're still in the
4 -- the design process. Right now, the current thought
5 is actually to -- to rotate the axis of the worship
6 space within roughly the same footprints of the
7 chapel. And perhaps moving out one of those walls.

8 COMMISSIONER PARSONS: Now, I guess it's
9 expense, but why can't we put the other 70 cars
10 underground? Why do you still have to have surface
11 parking? Did you hit solid rock?

12 DR. McALLISTER-WILSON: Well, we're not
13 sure of that yet. It is -- expense is certainly a
14 part of it. But the other has to do with trying to
15 stay within the -- the footprint of the buildings that
16 are there now.

17 If we were to expand that underground
18 parking, that pushes the library further down the hill
19 into the grove of trees.

20 COMMISSIONER PARSONS: Oh.

21 DR. McALLISTER-WILSON: And it pushes us
22 over into American University.

23 COMMISSIONER PARSONS: So the only way to
24 go would be down and --

25 DR. McALLISTER-WILSON: To another level,

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1 and that's a huge expense.

2 COMMISSIONER PARSONS: That's what I
3 expected.

4 DR. McALLISTER-WILSON: Yes. When you go
5 to a second level, there's a whole other quantum leap
6 in expenditure.

7 COMMISSIONER PARSONS: Now, the ANC has
8 asked you to put some covenants over these lots. And
9 I know you're not asking for this to be part of it.
10 But I -- I -- is that something that troubles you in
11 any way?

12 DR. McALLISTER-WILSON: I -- I think the
13 only aspect of that that would trouble me is if -- if
14 there was a set of covenants decided on tonight that
15 we had to agree to. The notion of covenants is
16 something I raised in conversation with the neighbors
17 prior to the ANC meeting; where we recognized that we
18 shared the same desire to preserve the kind of
19 character there is in the Spring Valley neighborhood.

20 I will be one of those neighbors in that
21 neighborhood. So I think there are a variety of
22 common interests. And, as we get into discussions
23 with the neighbors, as we think about the selling and
24 the development of that property, I -- I perceive some
25 vigorous conversation. But I don't see any real

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1 trouble with that.

2 COMMISSIONER PARSONS: I'm sure the
3 concern is what -- what we're learning all over town,
4 is that our zoning regulations permit much larger
5 buildings --

6 DR. McALLISTER-WILSON: Correct.

7 COMMISSIONER PARSONS: -- than were
8 created initially in this zone. So the propensity to
9 build mega-mansions --

10 DR. McALLISTER-WILSON: That's the --
11 mansion is the concern.

12 COMMISSIONER PARSONS: -- is -- is
13 probably what's concerning them. And those are the
14 kind of covenants I would urge you to apply.

15 DR. McALLISTER-WILSON: And we agreed with
16 the neighbors that we would not want those kind of
17 structures on our property.

18 COMMISSIONER PARSONS: Good. Okay. Thank
19 you. That's all.

20 CHAIRPERSON MITTEN: Thank you, Mr.
21 Parsons. Anybody else? Mr. Turnbull?

22 COMMISSIONER TURNBULL: Thank you, Madam
23 Chairman. Mr. President, there was -- we have one
24 letter from a resident that talked about those lots
25 and the concern about water retention; that they seem

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1 to be low lying. And I wonder if you could speak to
2 that.

3 DR. McALLISTER-WILSON: The -- I just saw
4 that letter this morning and I don't have it in front
5 of me. Except to say that the -- there was a -- a
6 year, and it was not Agnes. That was in '72. I think
7 it was '92 that there was a -- I can't remember the
8 name of that particular storm, but there was a
9 flooding of a part of that property.

10 We determined that much of that was coming
11 from inadequate design of the run off from American
12 University. And American University changed their
13 drainage system. And there has not been a flood since
14 that time.

15 And so we -- we continue to look at that.
16 But I -- I think that's been remediated.

17 COMMISSIONER TURNBULL: Thank you.

18 CHAIRPERSON MITTEN: Mr. Hood?

19 VICE CHAIRPERSON HOOD: Yes. President
20 McAllister-Wilson, I just -- a question. I'm looking
21 here at what was submitted about what you're going to
22 be testifying about. And I see G -- number 2G, it
23 says create no objectionable conditions. But then I
24 heard Mr. Slade mention that, if there's some impacts
25 of parking over into the neighborhood, it's very

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1 minimal.

2 Have you had concerns from the neighbors
3 that parking is spilling over into the neighborhood?
4 That's not a concern? That's not even a topic?

5 DR. McALLISTER-WILSON: That -- that issue
6 was raised in our neighborhood -- in our meetings with
7 the neighbors, informal meetings; asking about
8 parking, what we were going to do. I have never heard
9 a complaint from the neighbors about parking in the
10 neighborhood. I think it's the case that occasionally
11 our students do park in the neighborhood. And our
12 traffic and parking plan is designed in part to stop
13 that happening.

14 But that did not emerge and was not a
15 topic of concern in the ANC meeting, except they
16 wanted to make sure that our parking was in line with
17 code as closely as we can.

18 VICE CHAIRPERSON HOOD: Okay. Mr. Slade,
19 in the surrounding area, do they have zoned parking
20 that you know of?

21 MR. SLADE: I'm glad you brought this up,
22 Mr. Hood. I didn't mention, there is also curb
23 parking on Massachusetts Avenue, and it does get used.
24 And it's pretty obvious that it's either being used by
25 American University students, faculty, or staff or

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1 Wesley. That's very convenient to Wesley. So that,
2 if -- if there's not a space on campus today, with
3 174/175 spaces, that's probably the next choice.
4 Because you just walk right up the driveway and you're
5 there.

6 VICE CHAIRPERSON HOOD: Yes.

7 MR. SLADE: And then your last choice
8 would be you going to the neighborhood. And -- and
9 that's why we believe that, you know, the -- the
10 neighbors do get concerned about parking in the
11 neighborhood, but if a young person parks a car and
12 walks in this direction, it could be an AU student; it
13 could be a Wesley student.

14 DR. McALLISTER-WILSON: I would add, we
15 were maybe not surprised but it's -- it's remarkable
16 how few of our community use metro, compared to
17 American University which I think logs a million rides
18 a year. Some of it's due to the nature of our
19 community and where they're coming from. However, I
20 think it's also a function of the fact that we charge
21 \$50.00 a semester for parking.

22 The cost of the new underground parking
23 garage is going to cause the cost of parking to go up.
24 And I suspect that's going to be one of the biggest
25 traffic parking control measures and it's going to

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1 start to drive many of us to Metro. And that's a
2 piece that the management plan does -- that I think
3 has not been mentioned as important.

4 VICE CHAIRPERSON HOOD: Okay. All right.
5 Thank you. Thank you, Madam Chair.

6 CHAIRPERSON MITTEN: Any questions? I
7 just had one or two questions. One is, during the
8 construction of the underground parking garage, where
9 will parking be accommodated?

10 DR. McALLISTER-WILSON: We've begun to
11 research that. We don't have the answer, except that
12 we've identified potential spaces in churches that are
13 in kind of a broad area around our campus. We think
14 we're going to have to force use of Metro rides and
15 perhaps shuttles and services, that sort of thing, to
16 offsite parking for that period of time.

17 We're concerned about parking and housing
18 for that period. And we're still investigating how it
19 is we're going to deal with the swing space.

20 CHAIRPERSON MITTEN: So that might be
21 something that we could build into this, that when you
22 come back for further processing, that you would
23 address those particular issues. And I think the same
24 probably would be true with the parking demand, which
25 is you're trying different things and you hope they'll

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1 work. But, as you come back to us, we can have that
2 be measured.

3 So if you're not tracking where you think
4 you should be, then at that point we can impose some
5 conditions. But it's -- you know, if there aren't
6 adverse impacts being created now, we don't need to
7 pretend that they're there, if they're not there.

8 The Office of Planning was encouraging you
9 to -- and I -- and I don't know if you did this in
10 your -- in your submission to us. But to -- to help
11 us address the issue of capping the enrollment.

12 DR. McALLISTER-WILSON: I -- as I
13 indicated, our strategic vision is to hold our
14 enrollment stable at the current level.

15 CHAIRPERSON MITTEN: Yes.

16 DR. McALLISTER-WILSON: And -- and that's
17 a long term vision of ours. Having said that, I guess
18 I feel that a cap is unnecessary. I think any
19 president would not want to see a cap. But I would
20 also say that when you're dealing with a small
21 institution, a cap, which is almost always expressed
22 as a percentage, you -- you're dealing with fairly
23 small numbers which have a bigger impact on us than
24 they would on a larger institution. Our entire
25 enrollment is smaller than AU's entering class.

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1 CHAIRPERSON MITTEN: Yes.

2 DR. McALLISTER-WILSON: So I -- I guess I
3 just have a concern about a cap; a because it's
4 unnecessary, and b because it -- if ever,
5 inadvertantly in a given year or two, it goes a
6 percent or two over, which -- which using small
7 numbers it can if twins enroll, then that's why I
8 think just by nature we're opposed to caps.

9 CHAIRPERSON MITTEN: Well, I guess I
10 didn't get the sense that the Office of Planning was
11 encouraging you to say okay, if your maximum
12 enrollment in the last six years was, you know, blank,
13 that you pick blank as your cap. But pick something
14 that you can -- you -- you feel comfortable, that's
15 not, you know, excessive that you would never exceed
16 because --

17 DR. McALLISTER-WILSON: Right.

18 CHAIRPERSON MITTEN: -- because of your
19 philosophy that you're exposing.

20 DR. McALLISTER-WILSON: Right. Right.

21 CHAIRPERSON MITTEN: So, I -- I just think
22 it would -- it's common practice, as I'm sure they
23 told you, for us to just kind of contain what might
24 happen there. And, you know, if 125 is above what you
25 thought you would ever do, I think that -- that would

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1 be -- at least give people comfort that they know what
2 the upper limit -- in -- in -- in the event that
3 somebody who shares a -- who has a different
4 philosophy than the one that you have is there.

5 DR. McALLISTER-WILSON: Well, when we've
6 looked at that, we've seen that our enrollments go up
7 and down a certain percent during certain periods of
8 time.

9 So certainly, 10 or 15 percent --

10 (Whereupon, technical problems ensued for
11 two minutes)

12 CHAIRPERSON MITTEN: Well, if you were to
13 sort of pick a number that was the highest number you
14 had in ten years, and add ten percent, I bet that that
15 would be fine; which is a number you don't expect to
16 hit.

17 DR. McALLISTER-WILSON: That's right.

18 CHAIRPERSON MITTEN: That's the kind of
19 number that we want you to be comfortable with, but
20 having a cap, I think would give us comfort. Because
21 then we just know what the parameters -- the maximum
22 parameters that we might be dealing with.

23 So, if you can give that a little bit of
24 though and --

25 DR. McALLISTER-WILSON: Yes.

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1 CHAIRPERSON MITTEN: Oh. In the use of
2 the President's house, I think that Mr. Florance had
3 mentioned that there's students living there now. And
4 is it -- is it over this period of time that you'll be
5 doing different things there as you're under
6 construction? Or is it -- is the use that's campus
7 related really just as a small like group house?

8 MR. FLORANCE: I imagine it will remain
9 that way for the next few years while we work on
10 campus. It has -- it has served -- it has been a
11 President's home. It has housed our -- our
12 development offices. It has housed students. Right
13 now, it's housing students. I think that's probably
14 what we'll continue to do.

15 CHAIRPERSON MITTEN: Okay. I don't think
16 you even -- we ever got 100 percent closure on your
17 conversation with Mr. Parsons. We had the Office of
18 Planning -- and this is as it relates to the
19 President's house -- the Office of Planning was
20 suggesting that we should put a limit on the interim
21 use of the President's house of up to five years.

22 You and Mr. Parsons were talking about
23 while you're in an ideal situation, you'd be using it
24 for -- you're whole scenario would be -- the whole
25 build out of the plan would be in five years.

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1 Realistically, that's probably not going to happen.
2 Is there some time frame in which you would be willing
3 to contain the interim use? Is it -- and is that time
4 frame five years or longer?

5 MR. FLORANCE: I think if we said five to
6 seven years, we'd be happy to accept that.

7 CHAIRPERSON MITTEN: Okay. So that would
8 be seven for us, because we need to have a firm
9 number. Okay. I think that's everything that I
10 wanted to ask. Is there anyone here from the ANC?
11 Anyone here representing the ANC? Okay. Well then I
12 guess they won't be asking you any questions. Okay.
13 Any follow up, anybody? Mr. Turnbull?

14 COMMISSIONER TURNBULL: I just had one
15 question on -- on your proposal regarding the CAP and
16 throwing out the concept of a percentage like 10
17 percent.

18 CHAIRPERSON MITTEN: I actually wanted a
19 hard number, but for their purposes to figure out what
20 the hard number should be that would give them
21 comfort.

22 COMMISSIONER TURNBULL: Right. And I'm --
23 I'm looking at their -- their headcount which was
24 about 650 or --

25 DR. McALLISTER-WILSON: That's right.

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1 COMMISSIONER TURNBULL: So, ten percent
2 would bring it up to like 715 or something, as -- as
3 a range. That's -- that's the kind of number we're
4 looking for. Okay.

5 CHAIRPERSON MITTEN: Okay. Thank you very
6 much. We're ready for the report by the Office of
7 Planning. Mr. Cochran, go ahead.

8 MR. COCHRAN: Thank you, Madam Chair.
9 Love fest is a term that I don't think was usually
10 applied to campus plan hearings. But it seems that
11 way tonight.

12 I'm very pleased to be able to support it
13 -- the -- the application with a few reservations.
14 And, by the way, if you all have not had a chance to
15 see the campus, it's a gem. Especially that main
16 quadrangle; is -- it's just one of the finest examples
17 of modernism in the city. I highly recommend it. And
18 the chapel, see it before it's altered. It -- it may
19 be difficult to work it, but it sure looks good.

20 Anyway, if you'd flip to page 10 of the OP
21 report, I think that would make things simplest.
22 Because that's where we -- actually page 11, where
23 it's labeled conclusions. That's where we raised a
24 few questions and I think we can show that the
25 Applicant has answered almost all of the questions

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1 that the Office of Planning had.

2 The first one has to do with getting the
3 exact numbers of the students attending campus and
4 coming up with a measurable cap. The Applicant has
5 submitted a number of charts that show the number of
6 students. It's pretty clear that the -- it's gone up
7 and down over the last six years. But 653 is the
8 highest number and in the high fives is the lowest
9 number. So we -- we are using roughly 650 as the --
10 the current enrollment.

11 As far as a measurable cap, no they didn't
12 come up with something on that. But we can discuss
13 that under our recommendations.

14 Also, I wanted to clarify something that
15 was confusing in their earlier report. They had
16 looked at 220 beds as representing the meeting of a
17 campus plan goal of housing 20 percent of their
18 students on campus. If that were the case, then
19 they'd be having 1100 students. In fact, I've -- in
20 discussion I've had with the Applicant, it's clear
21 that they meant to say that that represents 35 percent
22 of the students.

23 For our second point, which had to do with
24 the number of commuters and the greater number of
25 students, I think that the Applicant's traffic

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1 consultant has addressed that tonight.

2 For the third point, getting the building
3 by building breakdowns that are required for the
4 campus plan, the Applicant has addressed that
5 satisfactorily, as well as the number of required
6 parking spaces by zoning. And that's important to the
7 ANC and they've satisfied that requirement.

8 For the fourth point, the number of
9 classroom and the auditorium seats, as well as the
10 maximum number of teachers projected to be teaching in
11 each building, the Applicant has satisfied that.
12 Generally, it is difficult to satisfy that with
13 particulars until you actually design the individual
14 buildings. But certainly OP is satisfied with the
15 information that the Applicant has provided.

16 For the fifth one, the number of parking
17 spaces, again the Applicant has shown that they meet
18 the parking relief -- excuse me, that they meet the
19 number of parking spaces required by zoning.

20 The transportation demand management and
21 other parking features, again the Applicant's traffic
22 consultant did testify to this tonight and you have
23 suggested in some of your conversations ways in which
24 it -- it might be monitored if it needs to be over the
25 years.

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1 The next and last had to do with the --
2 the use of the President's house and whether it should
3 or shouldn't be included in the campus plan. It is
4 unusual to not have it included in the campus plan.
5 OP doesn't have a problem with it not being included
6 in the campus plan, but we do think that it should be
7 limited to a five year period.

8 We have to point out that the zoning on
9 that is a higher intensity zone than is found on the
10 north side of University Avenue, and probably there
11 will eventually be some concern about the -- the
12 future use of the -- the land that the University
13 wishes to exclude from the campus plan. But that's
14 not part of it. That's not germane to this.

15 So, what's our recommendation? We'd like
16 to favorably dispose of the campus plan. We recommend
17 the approval, conditioned on the following: setting
18 the following caps; enrollment of students taking on
19 class -- taking classes on campus -- that's at 715.
20 We arrived at that by taking the roughly 650, adding
21 ten percent, which is what the ANC suggested they
22 would be comfortable with, And there we are at 715.

23 They do have a number of students that are
24 enrolled, but that don't attend classes on campus.
25 And that's -- they clarify that in their additional

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1 materials submitted today. They have 100 faculty and
2 staff right now. A ten percent increase would be 110.
3 That's what we recommend the cap be placed at.

4 Setting the following building cap space
5 -- building space cap, excuse me, the total gross
6 square footage shall not exceed 212,549, which is what
7 the Applicant submitted in their additional material.
8 That's 212,549.

9 Setting the following parking minimum, not
10 less than 200 spaces. Again, that's what the
11 Applicant submitted.

12 Setting an on campus housing goal of 35
13 percent; that being equal to 220 beds. That would be
14 the fourth condition. And that's in there just
15 because the application itself was confusing. So
16 we're clarifying it by the condition that we
17 recommend.

18 And finally, limiting the campus related
19 use of the former President's house to a period not
20 exceeding five years from the date of the campus
21 plan's adoption. And that concludes our presentation.

22 CHAIRPERSON MITTEN: Thank you. Questions
23 for Mr. Cochran? Any questions for Mr. Cochran? Mr.
24 Brown, did you have any questions for Mr. Cochran?

25 MR. FLORANCE: I have one.

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1 MR. BROWN: I'm deferring to Mr. Florance.

2 MR. FLORANCE: The question I have for
3 Steve -- for Mr. Cochran is the cap on square footage.
4 You may recall that when I was looking at the
5 footprints, I was talking about the fact that we are
6 at a master plan level and we haven't really -- we've
7 begun more detailed programming, but we're no where
8 near through that. And I really can't say that within
9 10 or 15 percent one way or the other, that 212,549
10 square feet is going to cut it. And so I do think
11 that we --

12 CHAIRPERSON MITTEN: So, what's the
13 question?

14 MR. FLORANCE: The question is, could we
15 have a margin of flexibility?

16 CHAIRPERSON MITTEN: How does the Office
17 of Planning feel about that?

18 MR. COCHRAN: The Office of Planning
19 doesn't have a problem with a 10 to 15 percent margin
20 of flexibility, as long as it has no impact on traffic
21 or anything else. And it won't.

22 CHAIRPERSON MITTEN: Okay.

23 MR. FLORANCE: So, thank you.

24 CHAIRPERSON MITTEN: Okay. Thanks. Did
25 you have any other questions, any of you? Okay. Did

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1 you ever get a report from DDOT, by any chance?

2 MR. COCHRAN: No.

3 CHAIRPERSON MITTEN: Do you expect one?

4 MR. COCHRAN: No.

5 CHAIRPERSON MITTEN: Okay. They go places
6 where there's real trouble. They don't -- they don't
7 bother if everyone's getting along. Okay. Fine. And
8 I -- there's no one new in the room, so we don't have
9 anyone here representing the ANC.

10 But I would note that we have, at Exhibit
11 No. 13, the -- a letter from the ANC which outlines
12 the concerns that they had and conveys that they did
13 vote in support of the campus plan and they offered
14 three conditions. And those relate to the land that's
15 being sold, the amount of parking, and the enrollment.

16 Is there anyone who'd like to testify in
17 support? Anyone who'd like to testify in support?
18 Anyone who'd like to testify in opposition?
19 Opposition? Okay. Did you have any closing remarks,
20 Mr. Brown?

21 MR. BROWN: No. I think so. Just if we
22 could to clarify, based on how we proceeded here this
23 evening, that a -- we're talking in terms of a cap of
24 10 percent on students, based on the number 650,
25 taking us up to a maximum of 715.

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1 CHAIRPERSON MITTEN: Yes.

2 MR. BROWN: We're talking about a 10
3 percent cap on faculty, staff, and employees, based on
4 100, so that would go to 110. We're talking about a
5 cap on square footage, based on the 212,549, with a 10
6 to 15 percent flex, provided that the end result would
7 not create any traffic issues. We're looking at, I
8 believe, 200 parking spaces being provided and a 220
9 beds and a 35 percent of students being housed on
10 campus.

11 The one -- I would caution and raise the
12 question on the 35 percent. If we have -- if we have
13 numbers fluctuating, the 35 percent may become
14 confusing, if not difficult. I think it might be
15 better to stick to -- peg it to the number of beds.

16 CHAIRPERSON MITTEN: Tell me that number
17 again. I'm sorry. The number of beds; 220?

18 MR. BROWN: 220.

19 CHAIRPERSON MITTEN: Okay.

20 SPECIAL AGENT FERICH: Is that right?
21 220. That's correct. Rather than a percentage of the
22 students.

23 CHAIRPERSON MITTEN: Right. I think
24 that's better.

25 MR. BROWN: And then five years on the

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1 interim use of the President's house.

2 CHAIRPERSON MITTEN: Are you -- are you
3 suggesting you'll accept five instead of seven?

4 MR. BROWN: I'd like seven.

5 CHAIRPERSON MITTEN: Okay.

6 MR. BROWN: I appreciate that. And, with
7 that, I think that perhaps we've got a meeting of the
8 minds.

9 CHAIRPERSON MITTEN: Okay.

10 MR. BROWN: I think, hopefully, given the
11 absence of opposition, the somewhat unusual but
12 appropriate step of a summary order and bench
13 decision?

14 CHAIRPERSON MITTEN: I don't know about a
15 summary order because I think we might want to just
16 capture a few things that we -- that we would want to
17 flesh out a little bit. And those would relate --
18 well, I guess they could all be in conditions though.
19 It probably could all be in conditions.

20 MR. BROWN: And perhaps a summary order is
21 -- is -- it's my BZA hat being on for a while.

22 CHAIRPERSON MITTEN: Right.

23 MR. BROWN: I -- I -- I think an order
24 that sets forth all the circumstances but would not --
25 just by definition, not be a contentious order.

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1 CHAIRPERSON MITTEN: Right. Right. We
2 just want to make sure that everything's properly
3 represented and that we don't -- that we -- that we
4 just air everything. Because there's a couple things
5 I wanted to add that I think we had talked about. But
6 I'm glad you kind of ticked off the major items.

7 We had talked about when the -- when the
8 Seminary brings a further processing case for the
9 underground parking garage, that they will propose an
10 interim parking plan as part of that submission; that,
11 at each further processing, that there will be a -- I
12 don't know exactly how to articulate it, Mr. Slade,
13 about, you know, just to show that, whether or not
14 you're keeping pace with parking demand; keeping the
15 -- I guess, just -- just to show that a parking demand
16 study to insure that there's no adverse impact being
17 created by parking in the neighborhood. Let's keep it
18 general like that.

19 And I think that might have been it. Was
20 there anything -- is there anything that anyone can
21 think of that I'm forgetting?

22 COMMISSIONER TURNBULL: I guess the only
23 thing I was just thinking about as we talked about
24 interim parking is, is there any possibility that you
25 would develop an interim lot on the site while it's

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1 under construction; whether you see? I -- I don't
2 know if that's possible. It may be impossible because
3 of the nature of the grounds.

4 MR. FLORANCE: As you can see, we're
5 dealing with steep slopes.

6 COMMISSIONER TURNBULL: Right.

7 MR. FLORANCE: And at the top of the
8 slope, the space is tight. And so I would be
9 uncomfortable doing that.

10 COMMISSIONER TURNBULL: Doing that? Okay.

11 MR. FLORANCE: I can see difficulties with
12 run off and things of that nature. And we certainly
13 don't want to regrade anything.

14 COMMISSIONER TURNBULL: Okay. Okay.

15 MR. FLORANCE: Thank you.

16 CHAIRPERSON MITTEN: Okay. Then I would
17 move approval of Case No. 05-40, subject to the plans
18 -- the, you know, general plans submitted for the
19 record for the master plan, with the following
20 conditions: that the number of students will be
21 capped at 715; that the number of faculty and staff
22 will be capped at 110; that the build out of the
23 campus would be capped at 245,000 square feet, which
24 is 212,579 time 115 percent, rounded up; that the
25 number of dormitory beds will equal at the -- at the

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1 conclusion of the build out, would equal 220; that the
2 interim use of the President's house be approved for
3 seven years; that there be an interim parking plan at
4 the time that the further processing that takes place
5 for the underground parking garage; and that, at each
6 further processing, the Applicant will establish that
7 there's no adverse impact being created by traffic or
8 parking.

9 Anybody else? Okay.

10 COMMISSIONER TURNBULL: I'll second.

11 CHAIRPERSON MITTEN: Thank you. Any
12 further discussion? All those in favor, please say
13 aye.

14 ALL: Aye.

15 CHAIRPERSON MITTEN: Those opposed, please
16 say no. Ms. Schellin?

17 MS. SCHELLIN: The staff will record the
18 vote five to zero to zero to approve Zoning Commission
19 Case No. 05-40, with the conditions stated;
20 Commissioner Mitten moving; Commissioner Turnbull
21 seconding; Commissioners Parsons, Jeffries, and Hood
22 in favor.

23 CHAIRPERSON MITTEN: Thank you.

24 MS. SCHELLIN: And I just wanted to state
25 that we need the Affidavit of Maintenance within a

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1 week, if possible.

2 CHAIRPERSON MITTEN: Can you get that in
3 shortly?

4 MR. BROWN: Yes. Sure. And also to -- to
5 assist the Commission, I would be happy to submit a
6 draft proposed finding of fact and conclusions of law.

7 CHAIRPERSON MITTEN: Great. And we would
8 be happy to accept that.

9 DR. McALLISTER-WILSON: And I want to
10 thank the staff. And I hope the build out is as easy
11 as this has been.

12 CHAIRPERSON MITTEN: Well, it's the fund
13 raising part that's hard, I think. So good luck with
14 that. Thank you all for coming down tonight. We're
15 adjourned.

16 (Whereupon, the hearing was adjourned at
17 8:12 p.m.)

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